



Hamslade Street, Dorchester

Offered with no forward chain, and situated in an area of outstanding natural beauty, is this two bedroom, ground floor apartment. The property is favourably positioned in the centre of Poundbury, a short walk from Queen Mother Square and offers further accommodation including an open plan kitchen and living space and bathroom. There is a reserved parking space in the shared courtyard. EPC rating C.



Offers in excess of £200,000

Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Accommodation

Kitchen and Living Area

The property features a spacious open-plan kitchen and living area, offering room for living and dining furniture and flooded with natural light gained via a triple aspect. The kitchen is well-appointed with a range of wall and base-level units topped with worksurfaces over. AEG integrated appliances include a fridge-freezer, oven, four-ring gas hob with extractor hood, dishwasher, and washing machine.

Bedrooms

Both bedrooms are double in size, whilst one of the bedrooms is further enhanced by a built-in fitted wardrobe, providing convenient storage.

Bathroom

Serving the bedrooms, is the bathroom, furnished with a suite comprising a panel enclosed bath with shower, WC and wash hand basin.

Agents Notes

The property is subject to a 250 year lease commencing 1 January 2017

There is a half yearly service charge of £946.97.

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk



Services

Mains electricity and water are connected. Gas fired central heating.

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Mobile and Broadband

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm

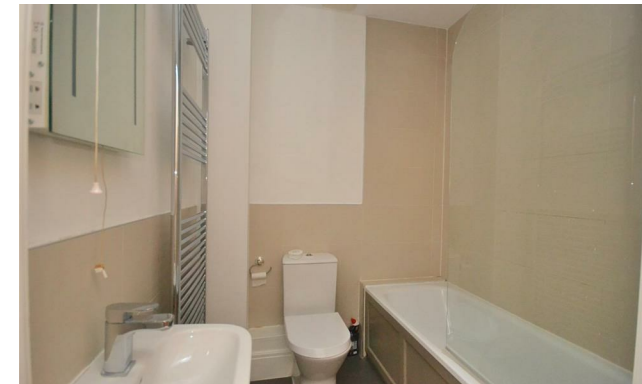
For up-to-date information please visit <https://checker.ofcom.org.uk>

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

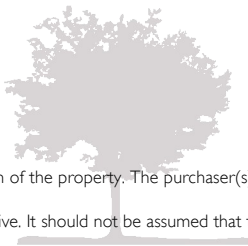
The council tax band is C.



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

